What Does the Special Permit Process Look Like?



- Application reviewed for completeness; filed with Town Clerk.
- Comments requested from Town Departments.
- Public Hearing Noticed
 (abutters notified; legal
 notice in local paper
 published 14-days and 7days prior to hearing
 date)
- Agenda Posted

Massachusetts General Law References:

- Following the filing of a complete application with the Town, the Planning Board/ZBA has 65-days to open a public hearing (MGL, 40A, § 9).
- Abutters within 300 feet of the property line for the proposed project will be notified of the public hearing (MGL, 40A, § 11).
- The public hearing may be extended over several meetings by mutual agreement with the Applicant.
- Special Permit decisions are filed with the Barnstable County Registry of Deeds and enforceable by the Town of Brewster.

Public Hearing format:

- Applicant presents the project
- Board members ask questions
- Public invited to comment

Applications for Recreational Marijuana Uses will be reviewed consistent with the following zoning bylaws (at minimum):

- Chapter 179- 51: Special Permits
- Chapter 179-63: Site Plan Review
- Chapter 179-38.2 38.5: Recreational Marijuana Establishments*(new)

* Adopted March 12, 2018 STM

After standards of review have been satisfied, Board will close the public hearing and render a decision.

Written decision filed with Town Clerk; 20-day appeal period begins